

**TOWN OF DAVIE
WORKSHOP MEETING
FEBRUARY 6, 2006**

The meeting was called to order at 6:05 p.m.

Self introductions were made. Present at the meeting were Mayor Truex, Vice-Mayor Hubert, and Councilmembers Crowley and Starkey. Also present Acting Town Administrator Cohen, Town Attorney Kiar, and Assistant Town Clerk McDaniel recording the meeting.

Mayor Truex turned the meeting over to Dr. Hanbury, president of Nova Southeastern University (NSU).

Dr. Hanbury recalled previous discussions on the economic value of the Regional Activity Center (RAC) at NSU and asserted that NSU's goal was to help stimulate economic development in the Town. He spoke of a proposal to create a consortium comprising the South Florida Educational Center (SFEC), the Community Redevelopment Agency (CRA), Florida Atlantic University, Broward Community College, NSU, Broward County Schools, the Town, and the Forman family to participate in a year-long economic study. Dr. Hanbury advised that after a year-long bid process, EDSA had been selected as the group to lead the consortium. Dr. Hanbury introduced Kona Gray of EDSA.

Mr. Gray introduced various EDSA team members and summarized the goals of EDSA.

Jill Quigley referred to a map of the Town and spoke of plans to improve bicycle connections within the RAC and to the greenway area. She advised that EDSA would be creating a transit plan for the RAC. Mr. Gray stated that transportation was an important element of the study. Mr. Gray referred to a future land use map and suggested that the Town identify catalyst projects that would make a big difference in the future.

Michelle Mellgren advised that once the plan was developed, she would prepare regulatory language to implement the plan and develop design standards.

Anthony Tumelo explained illustrations of mixed-use projects such as residential above retail/office, which would maintain continuity and a level of interest.

Mr. Gray spoke of the need to understand the value of "green" buildings. He felt it was time to introduce this concept in the community and pointed out that NSU had practiced this for many years.

Terry McCaghen explained his role in studying infrastructure, drainage needs and water/sewer improvements.

Jack Pinkowski advised that his role was to bring the human element into economic development planning. He felt the RAC was an opportunity to capitalize on intellectual capital at NSU and to transfer expertise to start-up companies. Mr. Pinkowski stated that it was critical that the community be pedestrian-accessible and small in feel. He spoke of planned improvements in the transportation network which would place Davie at the epicenter of all such improvements.

Mr. Gray requested feedback from Council and/or staff on their expectations for the Town's future. Dr. Hanbury stressed the need to maximize the RAC and NSU.

Councilmember Starkey felt the plans were positive and pointed out that the Town was actually the epicenter of Broward County.

Mayor Truex agreed that the goals were positive and he wanted development to be approached very deliberately. He cautioned against rushing into a big development plan without thinking through all aspects. Mayor Truex warned that rushing this process could cause damage and reminded everyone that the prevalence of open space branded Davie as unique compared to other cities.

Vice-Mayor Hubert felt that on the negative side, it appeared that the Town changed its mind too much. Councilmember Starkey stated that also on the negative side, the Town was sometimes too slow to change as reflected in blighted areas. Vice-Mayor Hubert spoke of how outsiders perceived Davie and wanted the Town to stick to its word and protect residents.

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Jim Kane spoke of the Town's unique composition of residents and of how land had been developed. He felt the Town did not get the recognition it deserved for these achievements.

Shirley Taylor-Prakelt, Director of Housing and Community Development, felt the Town was rapidly becoming a city of rich and poor. She felt it was important to make the process open and inclusive and asked how residents would be involved. Mr. Gray advised that community workshops would be held to allow for residents' input. Dr. Hanbury expected similar participation as with the 441 Charette. He stated that when results were submitted to the CRA, the SFEC and the Town, there would be a general concurrence. Dr. Hanbury felt there would be no hard decisions for the Town to make and added that Davie had more land to decide on in the future than 12 counties in North Carolina. He recommended putting together a consensus building that the Town could embrace, incorporating one plan for density, one plan for light rail, one plan for industry, etc.

Vice-Mayor Hubert wanted to ensure that lower income residents would not be pushed out. She was concerned as her district had higher density with residents who could not afford to leave.

Councilmember Crowley asked what stage the conceptual plan had reached. Dr. Hanbury advised that this was where citizen participation would help. He stated that information would be gathered from these meetings as the process evolved and felt the team would have an acceptable plan before the end of the year. Councilmember Crowley asked that the team be sensitive to lower density areas next door to higher density ones. He felt positive about the team chosen and commended the partnerships on this project. Dr. Hanbury spoke of the need to publicize meetings.

Mayor Truex hoped the study would provide the economic engine as quantified. Mr. Gray advised there were several studies done but these would not be used as a guide. Dr. Hanbury advised the study would provide information on economic impacts, the tax base, and methods to facilitate affordable housing. Mr. Gray felt the study should review high tech/biotech businesses. Mr. Kane agreed and also wanted to consider mom-and-pop shops.

Councilmember Starkey spoke of Winter Park as an upscale, healthy environment that she admired. Councilmember Crowley felt the team was heading in the right direction in eastern Davie and hoped to see this completed in the next ten years. Councilmember Starkey wanted to maintain the hometown feeling and did not want development to feel too sterile, too clean or too perfect. Dr. Hanbury would be asking residents similar questions and he wanted Council to form and maintain a vision of the community, then convey this vision to residents.

Mayor Truex stated that if Council wanted Davie to retain its small-town flavor; he felt that higher density was not the predominant feature. He wanted residents to still enjoy the semi-rural flavor in the next 10-15 years.

Councilmember Starkey spoke of the need for designing so that increased density would not be noticeable. She felt designing was critical to maintaining the hometown feeling while keeping the Town alive, thriving and exciting. Dr. Hanbury felt maintaining the small-town flavor along with a thriving economic region could be accomplished. He hoped Council would attend the public meetings.

Mr. Gray spoke of the planning approach, design process, analysis and why these were important. He outlined the phases as follows:

Phase 1 - understanding the community's needs;

Phase 2 - land use planning;

Phase 3 - implementing transportation;

Phase 4 - preparing zoning;

Phase 5 - combining these elements and creating the necessary tools to achieve goals outlined.

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Ms. Taylor-Prakelt advised that people not rely on the website. She requested relevant printed material in English and Spanish.

Councilmember Starkey stated that while most of the stakeholders would surround the RAC, this would affect the entire Town. Dr. Hanbury encouraged Council to involve as many people as it wished.

Vice-Mayor Hubert stated that this plan would affect eastern residents more as they would possibly lose homes and jobs. She stressed the need for affordable housing for these residents. Mr. Gray asked how to do this without displacing residents. Dr. Hanbury advised this would take economic development and felt it did positively affect those making minimum wage. Mr. Gray advised that he would be delivering numerous documents but would need feedback quickly.

Dr. Hanbury stressed that the Town discourage major changes during the year when such a study was being conducted. Dr. Hanbury offered to pay to change the Town's welcome signs to include "Home of Nova Southeastern University".

There being no further business to discuss and no objections, Mayor Truex adjourned the meeting at 7:34 p.m.

Approved _____

Mayor/Councilmember

Town Clerk

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